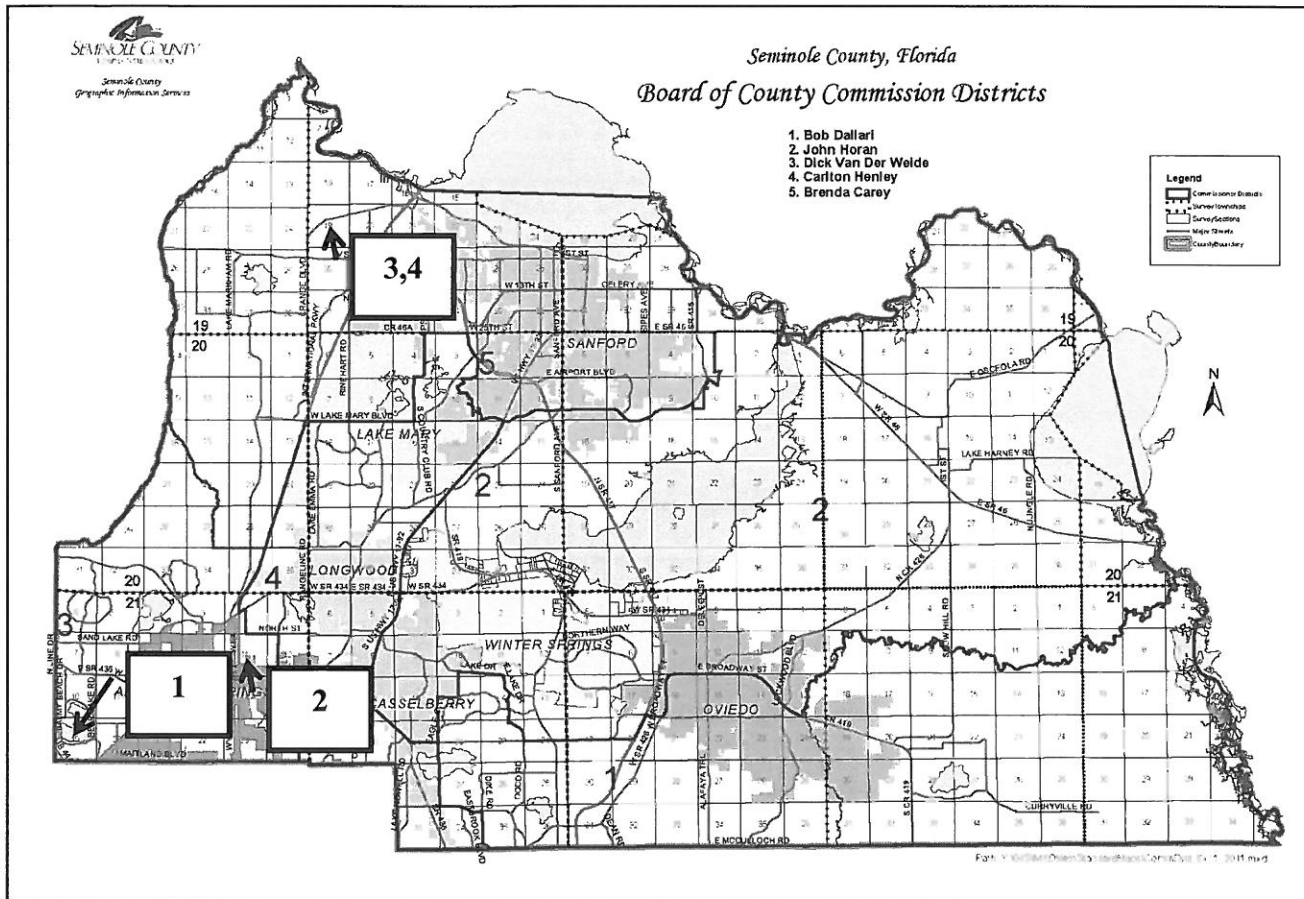


SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET
SANFORD, FLORIDA 32771
(407) 665-7331

www.seminolecountyfl.gov

To: Applicants, Staff and Interested Parties
From: Economic and Community Development Services, Planning & Development Division
Subject: **DEVELOPMENT REVIEW COMMITTEE MEETING FOR WEDNESDAY 09/26/2012**



County staff and applicants will review the following items on the above date at the time scheduled below. The meeting will be held in **Room #3024** on the third floor of the County Services Building.

ITEM NO: 1	SSLUA AND REZONE	PROJ NO 12-22000001	TIME 9:00 AM
PROJECT NAME	BEAR LAKE RD - SSLUA AND REZONE	PROJECT MANAGER	BRIAN WALKER (407) 665-7337
APPLICANT	P BRIAN DALRYMPLE V. P. LAND M I HOMES OF ORLANDO	(407) 531-5133	
PROJECT DESC	SMALL SCALE FUTURE LAND USE AMENDMENT FROM LDR TO PD AND REZONE FROM A-1 TO PUD		
LOCATION	WEST SIDE OF BEAR LAKE RD AND SOUTH OF JESSICA DR		
PARCEL ID	19-21-29-300-0100-0000 & 19-21-29-300-010C-0000		
BCC DISTRICT	3-VAN DER WEIDE		

ITEM NO: 2	PZ - REZONE (EXCL PUD/PCD)	PROJ NO 12-20000004	TIME 9:20 AM
PROJECT NAME	APPLE VALLEY WATER TREATMENT PLANT REZONE	PROJECT MANAGER	KATHY HAMMEL (407) 665-7389
APPLICANT	ARCADIS US INC	ALEXIS STEWART, P.E.	(407) 660-1133
PROJECT DESC	PROPOSED REZONE OF .35 ACRES FROM R-1AA TO PLI		
LOCATION	NORTH SIDE OF HILLCREST ST APPROXIMATELY 700 LF WEST OF DOUGLAS AVE		
PARCEL ID	11-21-29-504-0000-0810		
BCC DISTRICT	3-VAN DER WEIDE	MEETING CANCELLED PER PROJECT MANAGER	

ITEM NO: 3	PZ - PUD/PCD	PROJ NO 12-20500016	TIME 9:40AM
PROJECT NAME	COLONIAL VILLAGE AT TOWNPARK - FINAL MASTER PLAN	PROJECT MANAGER	JOY WILLIAMS (407) 665-7399
APPLICANT	NICOLE STALDER & SCOTT STEARNS	520 S MAGNOLIA AVE	(407) 843-5120
PROJECT DESC	REZONE FROM A-1/PUD TO PUD		
LOCATION	EAST SIDE OF INT'L PKWY, SW OF SR 417		
PARCEL ID	31-19-30-300-0010-0000+		
BCC DISTRICT	5-CAREY		

ITEM NO: 4	DR - SUBDIVISIONS	PROJ NO 12-05500010	TIME 10:00AM
PROJECT NAME	COLONIAL VILLAGE AT TOWNPARK - PSP	PROJECT MANAGER	JOY WILLIAMS (407) 665-
APPLICANT	COLONIAL REALTY LP	ED WRIGHT	(205) 250-8765
CONSULTANT	BOWYER-SINGLETON & ASSOCIATES	NICOLE STALDER, PE	(407) 843-5120
PROJECT DESC	PSP APPROVAL FOR A 3 LOT SUBDIVISION LOCATED ON 25.21 ACRES ZONED PUD		
LOCATION	EAST SIDE OF INT'L PKWY, SW OF SR 417		
PARCEL ID	31-19-30-300-0010-0000+		
BCC DISTRICT	5-CAREY		

Notice to Applicant: A copy of the staff comments and recommendations will be faxed to the applicant and the consultant **by 12:00 noon on the Tuesday before the scheduled meeting**. If you have any questions, please contact the Planning and Development Division at (407) 665-7331. **If you intend to have an attorney present, please notify your project manager before meeting date.**

After review of the comments, the applicant may not need to meet with the staff in a group. If so, please contact the Planning and Development Division so the agenda may be adjusted accordingly.

Thank you.

12-22000601

SEMINOLE COUNTY GROWTH MANAGEMENT DEPARTMENT



PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET ROOM 2028
SANFORD, FL 32771
(407) 665-7441 PHONE
(407) 665-7385 FAX

APPL # _____
PROJ # _____
FLUA # _____

**APPLICATION TO THE SEMINOLE COUNTY
PLANNING & ZONING COMMISSION / LOCAL PLANNING AGENCY AND BOARD OF COMMISSIONERS**

Applications to the Seminole County Planning & Zoning Commission / Local Planning Agency and Board of County Commissioners shall include all applicable items listed in the Application Submittal Checklist. No application will be scheduled for Development Review Committee (DRC) consideration until a complete application (including all information requested below) has been received by the Growth Management Department, Planning & Development Division.

APPLICATION SUBMITTAL CHECKLIST:

****THIS BOX FOR STAFF USE ONLY****

- ☐ COPY OF PRE-APPLICATION REVIEW INFORMATION, IF APPLICABLE
- ☐ PROPERTY OWNER PRINTOUT FROM PROPERTY APPRAISER'S WEBSITE
- ☐ PROPERTY OWNER'S AUTHORIZATION FORM (ADDITIONAL DOCUMENTATION REQUIRED IF OWNER IS A TRUST OR CORPORATION)
- ☐ OWNERSHIP DISCLOSURE FORM
- ☐ SCHOOL IMPACT ANALYSIS (CONTACT SCHOOL BOARD FOR APPLICATION)
- ☐ CONCURRENCY APPLICATION/DEFERRAL AFFIDAVIT AND FEE IF REQUIRED \$ _____
- ☐ BOUNDARY SURVEY (2 COPIES)
- ☐ ELECTRONIC LEGAL DESCRIPTION IN DIGITAL WORD FORMAT (COMPACT DISK OR EMAIL ONLY)
- ☐ PUD/PCD FINAL MASTER/SITE PLAN REQUIRES A DRAFT DCA IN DIGITAL WORD FORMAT (COMPACT DISK OR EMAIL ONLY)
- ☐ REZONING TO PUD, PCD, OP, RP, RM-2, RM-3, R-3, R-3A, R-4 AND MYRTLE STREET CONSERVATION VILLAGE REQUIRES 16 FULL-SIZE SETS OF SITE PLANS OR MASTER PLANS AND AN 11" X 17" PDF FILE (COMPACT DISK OR EMAIL ONLY)
- ☐ APPLICATION FEE \$ _____

SIGNATURE OF STAFF PROJECT MANAGER CERTIFYING THAT THE APPLICATION IS SUFFICIENT

APPLICATION TYPE - PLEASE CHECK ALL THAT APPLY

- ☐ LARGE SCALE FUTURE LAND USE AMENDMENT (LSFLUA)
- ☒ SMALL SCALE FUTURE LAND USE AMENDMENT (SSFLUA)

FROM: _____ TO: _____
FROM: LDR TO: PD (9.29 acres)

☐ PLANNED DEVELOPMENT AMENDMENT TO EXISTING PD (LS/SSFLUA) FROM: _____ TO: _____
[NOTE: ATTACHMENT "A" AND ALL SUPPORT MATERIALS MUST BE SUBMITTED FOR LAND USE AMENDMENTS ABOVE]

☐ REZONING (WITHOUT SITE PLAN) FROM: _____ TO: _____

☒ REZONING TO PUD, PCD, OP, RP, RM-2, RM-3, R-3, R-3A, or R-4 FROM: A-1 TO: PUD (10.71 acres)

☐ PUD/PCD MAJOR AMENDMENT

☐ PUD/PCD MINOR AMENDMENT

☐ PUD FINAL MASTER PLAN

☐ DEVELOPMENT OF REGIONAL IMPACT NOPC

☐ MYRTLE STREET CONSERVATION VILLAGE

PROPERTY OWNER / AUTHORIZED AGENT INFORMATION		
	PROPERTY OWNER	AUTHORIZED AGENT *
NAME	Judy W. + Clarence J. Bowles	MI Homes of Orlando, LLC P. Brian Dalrymple, V.P. Land
IF THE OWNER IS A CORPORATION OR TRUST, GIVE THE NAME AND TITLE OF THE PERSON WHO CAN LEGALLY SIGN ON BEHALF OF THE CORPORATION AND PROVIDE DOCUMENTATION THAT THEY HAVE LEGAL AUTHORITY :		
ADDRESS	9200 Bear Lake Rd. Apopka, FL 32703	400 International Pkwy. Ste. 470 Lake Mary, FL 32746
PHONE 1	321-945-8845	407-531-5133
PHONE 2		
FAX		407-531-5244
E-MAIL		bdalrymple@mihomes.com
If you have a consultant that is not listed on the application and you would like us to contact them directly and give them the DRC comments, provide their contact information on a separate sheet, otherwise any questions and/or comments will be directed to the property owner or authorized agent listed above.		
* Proof of property owner's authorization is required with submittal if signed by authorized agent.		
NAME AND PHONE NUMBER OF PERSON WHO WILL POST PLACARD <u>Chad Moorhead</u> 407-629-8330		

PROJECT INFORMATION	
PROJECT NAME	Bear Lake Road Property
SITE ADDRESS	Bear Lake Road
BCC DISTRICT	
EXISTING USE(S)	vacant
PROPOSED USE(S)	Single Family residential
PROPERTY ID NUMBER(S)	19-21-29-300-0100-0000 19-21-29-300-0100-0000
SIZE OF PROPERTY	10.71 ^{Rezoning=10.71 acres to PUD} ^{SSFLUA=9.29 acres (1.42 acres to remain LDR)} acres
GENERAL LOCATION	Bear Lake Road
SOURCE OF WATER	Seminole County
SOURCE OF SEWER	Seminole County
RECLAIM PROVIDER	

CONCURRENCY REVIEW MANAGEMENT SYSTEM (PLEASE CHECK ONE)

<input checked="" type="checkbox"/>	I elect to defer the Concurrency Review that is required by Chapter 163, Florida Statutes per Seminole County's Comprehensive Plan for the above listed property until a point as late as Site Plan and/or Final Engineering submittals for this proposed development plan. I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future. PCD Final Site Plan/PCD Final Site Plan Amendment may not defer.		
	I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past (two years) as identified below: (Please attach a copy of the Certificate of Vesting or Test Notice.)		
<u>TYPE OF CERTIFICATE:</u>		<u>CERTIFICATE NUMBER:</u>	<u>DATE ISSUED:</u>
VESTING:		CV- _____	_____
TEST NOTICE:		_____	_____
	Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the development order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.		

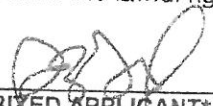
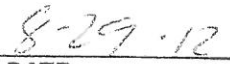
By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge, and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of this application and / or revocation of any approval based upon this application.

I hereby authorize County staff to enter upon the subject property at any reasonable time for the purposes of investigating and reviewing this request. I also hereby agree to place a public notice sign (placard) on the subject property at a location(s) to be determined by County staff.

I further acknowledge that Seminole County may not defend any challenge to my proposed future land use amendment / rezoning and related development approvals, and that it may be my sole obligation to defend any and all actions and approvals, which authorize the use or development of the subject property. Submission of this form initiates a process and does not imply approval by Seminole County or any of its boards, commissions or staff.

I further acknowledge that I have read the information contained in this application form pertaining to proposed amendments to the official zoning map, official Future Land Use map, and / or comprehensive plan and have had sufficient opportunity to inquire with regard to matters set forth therein and, accordingly, fully understand all applicable procedures and matters relating to this application.

I hereby represent that I have the lawful right and authority to file this application.

SIGNATURE OF AUTHORIZED APPLICANT*
DATE

* Proof of property owner's authorization is required with submittal if signed by someone other than the property owner.

PRINT OR TYPE NAME P. Brian Dalrymple, Vice President, Land

SEMINOLE COUNTY APPLICANT AUTHORIZATION FORM
(ORIGINAL ONLY)

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchaser (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I Judy W. + Clarence J. Bowles, the fee simple owner of the following
(Owner's Name)

described property (Provide Legal Description or Tax Parcel ID Number(s) 19-21-29-300-0100-0000,
19-21-29-300-0100-0000

hereby affirm that MI Homes of Orlando LLC is hereby designated to act as my / our
authorized agent for the filing of the attached application for:

CIRCLE ONE: Development Plan; Special Exception; Variance; Vacate; Special Event Permit; Temporary Use Permit;
Arbor Permit. Rezoning / Small Scale Future Land Use Amendment

and make binding statements and commitments regarding the request.

Judy W. Bowles Clarence J. Bowles
Judy W. Bowles Clarence J. Bowles
Owner's Signature

I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become part of the Official Records of Seminole County, Florida and are not returnable.

SWORN TO AND SUBSCRIBED before me this 26 day of August, 2012

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Judy W. Bowles + Clarence J. Bowles who is personally known to me or who has produced FL ID as identification and who executed the foregoing instrument and sworn an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 26 day of August, 2012.

NOTARY PUBLIC-STATE OF FLORIDA
H. Donaldson
Commission # EE039054
Expires: NOV. 13, 2014
BONDED THRU ATLANTIC BONDING CO., INC.

H. Donaldson
Notary Public in and for the County and State
Aforementioned

My Commission Expires: Nov 13 2014

APPLICATION FEE SCHEDULE

Rezoning Application Fees	
REZONING FEES (Excluding PUD / PCD)	
Single-Family / Duplex / Agriculture	\$1,500.00 + \$50.00 / Acre up to \$3,000.00
All Other Classifications (Excluding PD's)	\$2,000.00 + \$70.00 / Acre up to \$3,800.00
REZONING FEES (PUD / PCD)	
Residential Rezoning & Preliminary Master Plan / Site Plan/Myrtle Street Conservation Village	\$2,000 + \$10.00 / DU up to \$5,300.00 (35 lots)
Nonresidential Rezoning & Preliminary Master Plan / Site Plan	\$2,000 + \$25.00 / Acre up to \$5,300.00
Final Master Plan Review	\$2,300.00
Final Master Plan Filing Extension	\$135.00
Major Revisions to PUD / PCD Master Plan	\$2,000.00
Minor Revisions to PUD / PCD Master Plan	\$600.00
Concurrent Rezoning & FLU Amendment or DRI	* 50% of the Regular Rezoning Fee *
MISCELLANEOUS FEES	
Non-Substantial Change of Site Plan / Use in RP District	\$450.00
Substantial Change of Site Plan / Use in RP District	Same as Rezoning Fee
Myrtle Street Conservation Village	Same as PUD Rezoning Fee
Future Land Use Amendment Fees	
Residential Large Scale Amendment (> 10 Acres)	\$200.00 / Acre up to \$3,500.00
Residential Small Scale Amendment (< 10 Acres)	\$2,000.00
Non-Residential Large Scale Amendment (> 10 Acres)	\$350.00 / Acre up to \$7,500.00
Non-Residential Small Scale Amendment (< 3 Acres)	\$2,000.00
Non-Residential Small Scale Amendment (3 – 10 Acres)	\$3,500.00
DRI Fees	
DRI with Plan Amendment	\$10,000.00
DRI without Plan Amendment	\$7,000.00
Application for Determination of Substantial Deviation to DRI	\$2,800.00

\$1,175
 + \$2,000

 \$3,175

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

The owner of the real property associated with this application is a (check one)

- ☒ Individual ☐ Corporation ☐ Land Trust
☐ Limited Liability Company ☐ Partnership
☐ Other (describe): _____

1. List all natural persons who have an ownership interest in the property, which is the subject matter of this petition, by name and address

NAME	ADDRESS	PHONE NUMBER
Judy W. + Clarence J. Bowles	9200 Bear Lake Rd, Apopka, FL 32703	321-445-8805

(Use additional sheets for more space.)

2. For each corporation, list the name, address, and title of each officer, the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

3. In the case of a trust, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

4. For partnerships, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space.)

5. For each limited liability company, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

6. In the circumstances of a contract for purchase, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

Date of Contract: _____

Please specify any contingency clause related to the outcome of the consideration of the application.

6. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application
7. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject rezoning, future land use amendment, special exception, or variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein.

8-29-2012
Date

STATE OF FLORIDA
COUNTY OF SEMINOLE

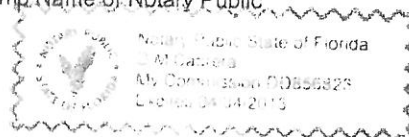
X
Owner, Agent, Applicant Signature
P. Brian Dalrymple
Vice President, Land
MI Homes of Orlando, LLC

Sworn to (or affirmed) and subscribed before me by P. Brian Dalrymple, on this 29th day of AUGUST, 2012.
Owner, Agent, Applicant Name

K. L. C.
Signature of Notary Public

D. M. CABRERA
Print, Type or Stamp Name of Notary Public

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____



SEMINOLE COUNTY GROWTH MANAGEMENT DEPARTMENT

PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET ROOM 2028
SANFORD, FL 32771
(407) 665-7441 PHONE
(407) 665-7385 FAX

APPL # Z2012-024
PROJ # 12-20000004
FLUA # _____

**APPLICATION TO THE SEMINOLE COUNTY
PLANNING & ZONING COMMISSION / LOCAL PLANNING AGENCY AND BOARD OF COMMISSIONERS**

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- ☐ OWNERSHIP DISCLOSURE FORM
- ☐ SCHOOL IMPACT ANALYSIS (CONTACT SCHOOL BOARD FOR APPLICATION)
- ☐ CONCURRENCY APPLICATION/DEFERRAL AFFIDAVIT AND FEE IF REQUIRED \$ _____
- ☐ BOUNDARY SURVEY (2 COPIES)
- ☐ ELECTRONIC LEGAL DESCRIPTION IN DIGITAL WORD FORMAT (COMPACT DISK OR EMAIL ONLY)
- ☐ PUD/PCD FINAL MASTER/SITE PLAN REQUIRES A DRAFT DCA IN DIGITAL WORD FORMAT (COMPACT DISK OR EMAIL ONLY)
- ☐ REZONING TO PUD, PCD, OP, RP, RM-2, RM-3, R-3, R-3A, R-4 AND MYRTLE STREET CONSERVATION VILLAGE
REQUIRES 16 FULL-SIZE SETS OF SITE PLANS OR MASTER PLANS AND AN 11" X 17" PDF FILE (COMPACT DISK OR EMAIL ONLY)
- ☐ APPLICATION FEE \$ _____
- SIGNATURE OF STAFF PROJECT MANAGER CERTIFYING THAT THE APPLICATION IS SUFFICIENT

APPLICATION TYPE – PLEASE CHECK ALL THAT APPLY

- ☐ LARGE SCALE FUTURE LAND USE AMENDMENT (LSFLUA) FROM: _____ TO: _____
- ☐ SMALL SCALE FUTURE LAND USE AMENDMENT (SSFLUA) FROM: _____ TO: _____
- ☐ PLANNED DEVELOPMENT AMENDMENT TO EXISTING PD (LS/SSFLUA) FROM: _____ TO: _____

[NOTE: ATTACH MENT "A" AND ALL SUPPORT MATERIALS MUST BE SUBMITTED FOR LAND USE AMENDMENTS ABOVE]

- ☒ REZONING (WITHOUT SITE PLAN) FROM: R-1AA ✓ TO: PLI
- ☐ REZONING TO PUD, PCD, OP, RP, RM-2, RM-3, R-3, R-3A, or R-4 FROM: _____ TO: _____
- ☐ PUD/PCD MAJOR AMENDMENT
- ☐ PUD/PCD MINOR AMENDMENT
- ☐ PUD FINAL MASTER PLAN
- ☐ DEVELOPMENT OF REGIONAL IMPACT NOPC
- ☐ MYRTLE STREET CONSERVATION VILLAGE

FLU - LDR
Water - Sem Co
Sewer - Sem Co

Power - Progress
phone - Century Link

PROPERTY OWNER / AUTHORIZED AGENT INFORMATION		
	PROPERTY OWNER	AUTHORIZED AGENT *
NAME	Seminole County Board of County Commissioners	ARCADIS U.S. Inc.
IF THE OWNER IS A CORPORATION OR TRUST, GIVE THE NAME AND TITLE OF THE PERSON WHO CAN LEGALLY SIGN ON BEHALF OF THE CORPORATION AND PROVIDE DOCUMENTATION THAT THEY HAVE LEGAL AUTHORITY :		
ADDRESS	2301 Maitland Center Pkwy., Ste. 244 Maitland, FL 32751	
PHONE 1	407-660-1133	
PHONE 2		
FAX	407-660-9550	
E-MAIL	alexis.stewart@arcadis-us.com	
If you have a consultant that is not listed on the application and you would like us to contact them directly and give them the DRC comments, provide their contact information on a separate sheet, otherwise any questions and/or comments will be directed to the property owner or authorized agent listed above.		

* Proof of property owner's authorization is required with submittal if signed by authorized agent.

NAME AND PHONE NUMBER OF PERSON WHO WILL POST PLACARD _____

PROJECT INFORMATION	
PROJECT NAME	Apple Valley Water Treatment Plant
SITE ADDRESS	107A Hillcrest Street Altamonte Springs, FL 32714
BCC DISTRICT	District 3 - <i>Van der Weide</i>
EXISTING USE(S)	Water Treatment Plant
PROPOSED USE(S)	Water Treatment Plant
PROPERTY ID NUMBER(S)	11-21-29-504-0000-0810
SIZE OF PROPERTY	0.35 acres
GENERAL LOCATION	Near the intersection of Hillcrest Street and Douglas Avenue <i>North Side of Hillcrest St Approx 700 LF West of Douglas</i>
SOURCE OF WATER	Seminole County Environmental Services ✓
SOURCE OF SEWER	Seminole County Environmental Services ✓
RECLAIM PROVIDER	N/A No reclaim available

CONCURRENCY REVIEW MANAGEMENT SYSTEM (PLEASE CHECK ONE)

<p>I elect to defer the Concurrency Review that is required by Chapter 163, Florida Statutes, per Seminole County's Comprehensive Plan for the above listed property until a point as late as Site Plan and/or Final Engineering submittals for this proposed development plan. I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future. PCD Final Site Plan/PCD Final Site Plan Amendment may not defer.</p>		
<p>I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past (two years) as identified below: (Please attach a copy of the Certificate of Vesting or Test Notice.)</p>		
<p><u>TYPE OF CERTIFICATE:</u></p> <p>VESTING:</p> <p>TEST NOTICE:</p>	<p><u>CERTIFICATE NUMBER:</u></p> <p>CV- _____</p> <p>_____</p>	<p><u>DATE ISSUED:</u></p> <p>_____</p> <p>_____</p>
<p>Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the development order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.</p>		


By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge, and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of this application and / or revocation of any approval based upon this application.

I hereby authorize County staff to enter upon the subject property at any reasonable time for the purposes of investigating and reviewing this request. I also hereby agree to place a public notice sign (placard) on the subject property at a location(s) to be determined by County staff.

I further acknowledge that Seminole County may not defend any challenge to my proposed future land use amendment / rezoning and related development approvals, and that it may be my sole obligation to defend any and all actions and approvals, which authorize the use or development of the subject property. Submission of this form initiates a process and does not imply approval by Seminole County or any of its boards, commissions or staff.

I further acknowledge that I have read the information contained in this application form pertaining to proposed amendments to the official zoning map, official Future Land Use map, and / or comprehensive plan and have had sufficient opportunity to inquire with regard to matters set forth therein and, accordingly, fully understand all applicable procedures and matters relating to this application.

I hereby represent that I have the lawful right and authority to file this application.


8/27/2012
SIGNATURE OF AUTHORIZED APPLICANT*
DATE

* Proof of property owner's authorization is required with submittal if signed by someone other than the property owner.

Alexis Stewart, P.E., Principal Environmental Engineer,
 PRINT OR TYPE NAME ARCADIS U.S. Inc.

SEMINOLE COUNTY APPLICANT AUTHORIZATION FORM
(ORIGINAL ONLY)

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchaser (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I Andrew Neff, an agent of the fee simple owner of the following
(Agent's Name)
described property (Provide Legal Description or Tax Parcel ID Number(s)) 11-21-29-504-0000-0810

hereby affirm that ARCADIS U.S., Inc. is hereby designated to act as
my / our authorized agent for the filing of the attached application for:

CIRCLE ONE: *Development Plan; Special Exception; Variance; Vacate; Special Event Permit; Temporary Use Permit; Arbor Permit; Rezone*

and make binding statements and commitments regarding the request.

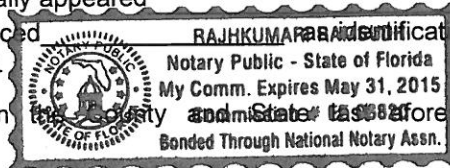
Andrew Neff 8/22/12
Agent's Signature

I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become part of the Official Records of Seminole County, Florida and are not returnable.

SWORN TO AND SUBSCRIBED before me this 22 day of August 2012.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared _____, who is personally known to me or who has produced _____, who is personally known to me or who has produced _____, who executed the foregoing instrument and sworn an oath.

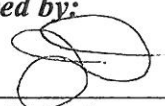
WITNESS my hand and official seal in the County of _____ and State of _____ on this 22 day of August, 2012.



Notary Public in and for the County and State
Aforementioned

My Commission Expires: 5/31/2012

Planning and Development County Absorbed Fee – Routing Document

Applying Department/Division Name: Environmental Services Utilities Engineering	Project Description: Apple Valley WTP													
H.T.E. System Number: 12-20000004	Received by: 	Date Received: 8/31/12												
Fee Type: (site plan application, permit, variance, board of adjustment etc.) Rezoning Application Fee for Rezone of Apple Valley WTP parcel														
Special Instruction If Any: CIP # 00203204														
Fee Amount: \$2,024.50 ✓														
<table style="width: 100%; border: none;"> <tr> <td style="width: 45%;">Debit Account: (expense account line)</td> <td style="width: 20%; text-align: center;">40100</td> <td style="width: 35%; text-align: right;">087805.560650</td> </tr> <tr> <td></td> <td style="text-align: center;"><small>Section Fund #</small></td> <td style="text-align: right;"><small>Expense Account</small></td> </tr> <tr> <td>Credit Account: (revenue account)</td> <td style="text-align: center;">00100</td> <td style="text-align: right;">341200.110300</td> </tr> <tr> <td></td> <td style="text-align: center;"><small>Fund</small></td> <td style="text-align: right;"><small>Revenue Account</small></td> </tr> </table>			Debit Account: (expense account line)	40100	087805.560650		<small>Section Fund #</small>	<small>Expense Account</small>	Credit Account: (revenue account)	00100	341200.110300		<small>Fund</small>	<small>Revenue Account</small>
Debit Account: (expense account line)	40100	087805.560650												
	<small>Section Fund #</small>	<small>Expense Account</small>												
Credit Account: (revenue account)	00100	341200.110300												
	<small>Fund</small>	<small>Revenue Account</small>												

(Attention Planning and Development Staff: This document is to be routed to the Building Division with appropriate back up the same day the fees are applied in the H.T.E.- G.U.I. system)

I:\pd\projects\adhoc\admin tracking\county absorbed fee routing form.doc

Orig to Sandy Riley

Property Search

Owner | Address | Parcel | Advanced | <<< | Reset | Clear Measure | Clear Buffer | Disable Identity Popup Window | Show Identifier Pins

Owner Name (Last Name First Name)

Execute Search

Append Results

Property Type: Real

Set your printer to landscape for best results

LIST

MAP

Identity

Aerial

Zoom

Pan

Entire

Previous

Next

Add

BY Point

BY Line

BY Box

Measure

Area

Buffer

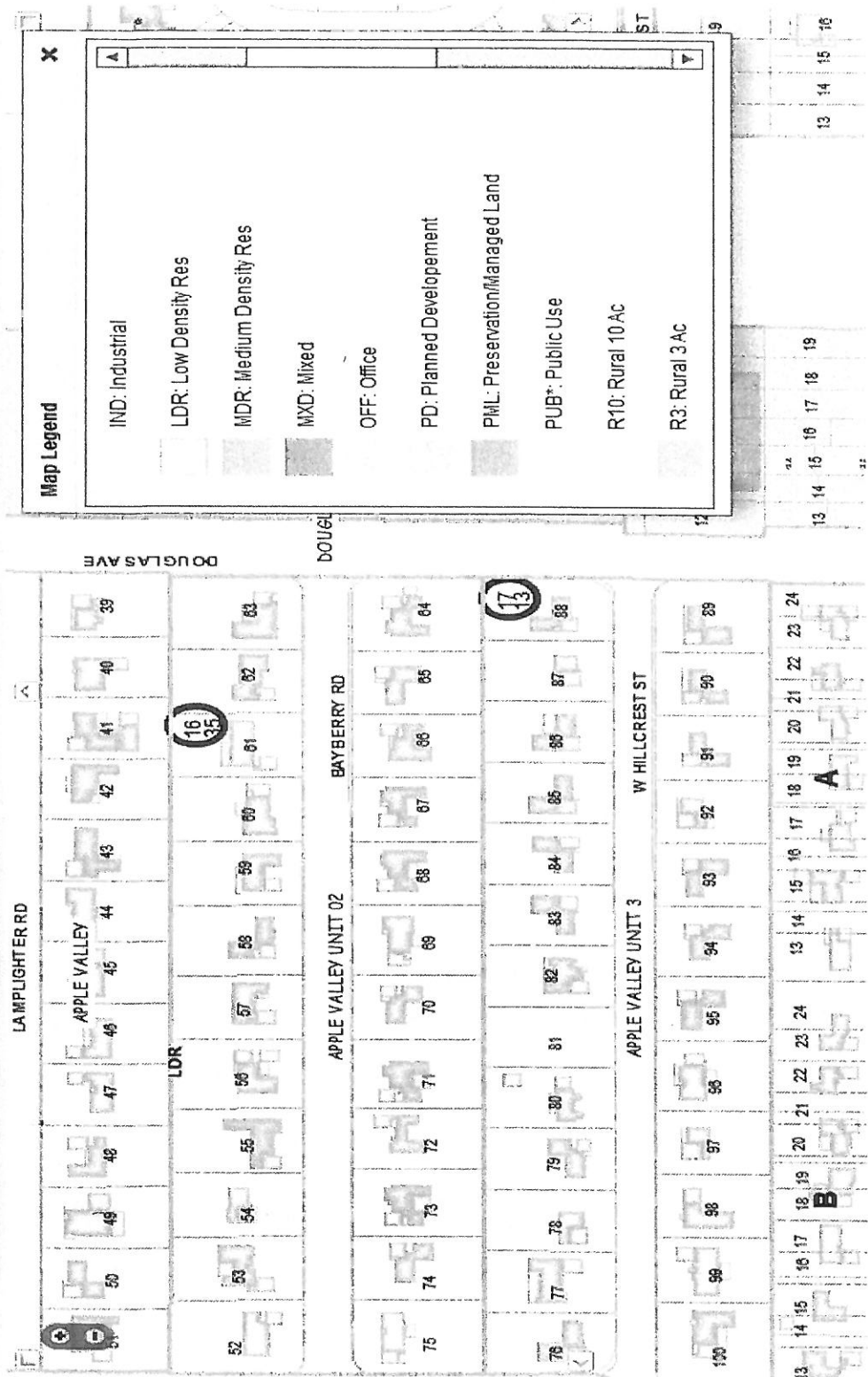
Print

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Layers

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X: 531466.03
Y: 1579580.45



RECEIVED ^{AUG 30} ~~AUG 29~~ 2012

SEMINOLE COUNTY GROWTH MANAGEMENT DEPARTMENT



PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET ROOM 2028
SANFORD, FL 32771
(407) 665-7441 PHONE
(407) 665-7385 FAX

APPL # Z 2012-024
PROJ # 12-20500016
FLUA # _____

**APPLICATION TO THE SEMINOLE COUNTY
PLANNING & ZONING COMMISSION / LOCAL PLANNING AGENCY AND BOARD OF COMMISSIONERS**

Applications to the Seminole County Planning & Zoning Commission / Local Planning Agency and Board of County Commissioners shall include **all applicable items listed in the Application Submittal Checklist**. No application will be scheduled for Development Review Committee (DRC) consideration until a complete application (including all information requested below) has been received by the Growth Management Department, Planning & Development Division.

APPLICATION SUBMITTAL CHECKLIST:

****THIS BOX FOR STAFF USE ONLY****

- ☐ COPY OF PRE-APPLICATION REVIEW INFORMATION, IF APPLICABLE
- ☐ PROPERTY OWNER PRINTOUT FROM PROPERTY APPRAISER'S WEBSITE
- ☐ PROPERTY OWNER'S AUTHORIZATION FORM (ADDITIONAL DOCUMENTATION REQUIRED IF OWNER IS A TRUST OR CORPORATION)
- ☐ OWNERSHIP DISCLOSURE FORM
- ☐ SCHOOL IMPACT ANALYSIS (CONTACT SCHOOL BOARD FOR APPLICATION)
- ☐ CONCURRENCY APPLICATION/DEFERRAL AFFIDAVIT AND FEE IF REQUIRED \$ _____
- ☐ BOUNDARY SURVEY (2 COPIES)
- ☐ ELECTRONIC LEGAL DESCRIPTION IN DIGITAL WORD FORMAT (COMPACT DISK OR EMAIL ONLY)
- ☐ PUD/PCD FINAL MASTER/SITE PLAN REQUIRES A DRAFT DCA IN DIGITAL WORD FORMAT (COMPACT DISK OR EMAIL ONLY)
- ☐ REZONING TO PUD, PCD, OP, RP, RM-2, RM-3, R-3, R-3A, R-4 AND MYRTLE STREET CONSERVATION VILLAGE REQUIRES 16 FULL-SIZE SETS OF SITE PLANS OR MASTER PLANS AND AN 11" X 17" PDF FILE (COMPACT DISK OR EMAIL ONLY)
- ☐ APPLICATION FEE \$ _____

SIGNATURE OF STAFF PROJECT MANAGER CERTIFYING THAT THE APPLICATION IS SUFFICIENT

APPLICATION TYPE – PLEASE CHECK ALL THAT APPLY

- ☐ LARGE SCALE FUTURE LAND USE AMENDMENT (LSFLUA) FROM: _____ TO: _____
- ☐ SMALL SCALE FUTURE LAND USE AMENDMENT (SSFLUA) FROM: _____ TO: _____
- ☐ PLANNED DEVELOPMENT AMENDMENT TO EXISTING PD (LS/SSFLUA) FROM: _____ TO: _____

[NOTE: ATTACHMENT "A" AND ALL SUPPORT MATERIALS MUST BE SUBMITTED FOR LAND USE AMENDMENTS ABOVE]

- ☐ REZONING (WITHOUT SITE PLAN) FROM: _____ TO: _____
- ☐ REZONING TO PUD, PCD, OP, RP, RM-2, RM-3, R-3, R-3A, or R-4 FROM: _____ TO: _____
- ☐ PUD/PCD MAJOR AMENDMENT
- ☐ PUD/PCD MINOR AMENDMENT
- ☒ PUD FINAL MASTER PLAN
- ☐ DEVELOPMENT OF REGIONAL IMPACT NOPC
- ☐ MYRTLE STREET CONSERVATION VILLAGE

PROPERTY OWNER / AUTHORIZED AGENT INFORMATION		
	PROPERTY OWNER	AUTHORIZED AGENT *
NAME	Ed Wright, Executive Vice President, Colonial Realty, LP	Nicole P. Stalder, P.E. and M. Scott Stearns, P.E., Bowyer-Singleton & Associates, Inc.
IF THE OWNER IS A CORPORATION OR TRUST, GIVE THE <u>NAME AND TITLE</u> OF THE PERSON WHO CAN LEGALLY SIGN ON BEHALF OF THE CORPORATION AND PROVIDE DOCUMENTATION THAT THEY HAVE LEGAL AUTHORITY :		
ADDRESS	2101 6th Ave. North Suite 900 Birmingham, AL 35203	520 South Magnolia Ave. Orlando, Florida 32801
PHONE 1	205-250-8765	407-843-5120
PHONE 2		
FAX	205-250-8890	407-649-8664
E-MAIL	ewright@colonialprop.com	nstalder@bsa-civil.com sstearns@bsa-civil.com
If you have a consultant that is not listed on the application and you would like us to contact them directly and give them the DRC comments, provide their contact information on a separate sheet, otherwise any questions and/or comments will be directed to the property owner or authorized agent listed above.		

* Proof of property owner's authorization is required with submittal if signed by authorized agent.

NAME AND PHONE NUMBER OF PERSON WHO WILL POST PLACARD _____

PROJECT INFORMATION	
PROJECT NAME	Moreyra PUD
SITE ADDRESS	East side of International Pkwy, West and South of SR 417.
BCC DISTRICT	5 - Brenda Carey
EXISTING USE(S)	Vacant
PROPOSED USE(S)	Mixed Use - Multi-Family and Commercial
PROPERTY ID NUMBER(S)	31-19-30-300-0010-0000 and a portion of 31-19-30-509-0000-0090
SIZE OF PROPERTY	25.21 Acres acres
GENERAL LOCATION	East side of International Pkwy, West/South of SR 417
SOURCE OF WATER	Seminole County
SOURCE OF SEWER	Seminole County
RECLAIM PROVIDER	Seminole County

CONCURRENCY REVIEW MANAGEMENT SYSTEM (PLEASE CHECK ONE)

I elect to defer the Concurrency Review that is required by Chapter 163, Florida Statutes, per Seminole County's Comprehensive Plan for the above listed property until a point as late as Site Plan and/or Final Engineering submittals for this proposed development plan. I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future. PCD Final Site Plan/PCD Final Site Plan Amendment may not defer.

I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past (two years) as identified below: (Please attach a copy of the Certificate of Vesting or Test Notice.)

TYPE OF CERTIFICATE:**VESTING:****TEST NOTICE:****CERTIFICATE NUMBER:****CV-** _____

DATE ISSUED:

X

Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the development order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.

By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge, and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of this application and / or revocation of any approval based upon this application.

I hereby authorize County staff to enter upon the subject property at any reasonable time for the purposes of investigating and reviewing this request. I also hereby agree to place a public notice sign (placard) on the subject property at a location(s) to be determined by County staff.

I further acknowledge that Seminole County may not defend any challenge to my proposed future land use amendment / rezoning and related development approvals, and that it may be my sole obligation to defend any and all actions and approvals, which authorize the use or development of the subject property. Submission of this form initiates a process and does not imply approval by Seminole County or any of its boards, commissions or staff.

I further acknowledge that I have read the information contained in this application form pertaining to proposed amendments to the official zoning map, official Future Land Use map, and / or comprehensive plan and have had sufficient opportunity to inquire with regard to matters set forth therein and, accordingly, fully understand all applicable procedures and matters relating to this application.

I hereby represent that I have the lawful right and authority to file this application.

**SIGNATURE OF AUTHORIZED APPLICANT*****DATE**8/10/12

* Proof of property owner's authorization is required with submittal if signed by someone other than the property owner.

Ed Wright, Executive Vice President**PRINT OR TYPE NAME**

APPLICATION FEE SCHEDULE

Rezoning Application Fees	
REZONING FEES (Excluding PUD / PCD)	
Single-Family / Duplex / Agriculture	\$1,500.00 + \$50.00 / Acre up to \$3,000.00
All Other Classifications (Excluding PD's)	\$2,000.00 + \$70.00 / Acre up to \$3,800.00
REZONING FEES (PUD / PCD)	
Residential Rezoning & Preliminary Master Plan / Site Plan/Myrtle Street Conservation Village	\$2,000 + \$10.00 / DU up to \$5,300.00
Nonresidential Rezoning & Preliminary Master Plan / Site Plan	\$2,000 + \$25.00 / Acre up to \$5,300.00
Final Master Plan Review	\$2,300.00
Final Master Plan Filing Extension	\$135.00
Major Revisions to PUD / PCD Master Plan	\$2,000.00
Minor Revisions to PUD / PCD Master Plan	\$600.00
Concurrent Rezoning & FLU Amendment or DRI	50% of the Regular Rezoning Fee
MISCELLANEOUS FEES	
Non-Substantial Change of Site Plan / Use in RP District	\$450.00
Substantial Change of Site Plan / Use in RP District	Same as Rezoning Fee
Myrtle Street Conservation Village	Same as PUD Rezoning Fee
Future Land Use Amendment Fees	
Residential Large Scale Amendment (> 10 Acres)	\$200.00 / Acre up to \$3,500.00
Residential Small Scale Amendment (< 10 Acres)	\$2,000.00
Non-Residential Large Scale Amendment (> 10 Acres)	\$350.00 / Acre up to \$7,500.00
Non-Residential Small Scale Amendment (< 3 Acres)	\$2,000.00
Non-Residential Small Scale Amendment (3 – 10 Acres)	\$3,500.00
DRI Fees	
DRI with Plan Amendment	\$10,000.00
DRI without Plan Amendment	\$7,000.00
Application for Determination of Substantial Deviation to DRI	\$2,800.00

* 9/10/12 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT11:23:00
 PROJ # 12-20300016 RECEIPT # 0299145
 OWNER: COLONIAL REALTY LP
 JOB ADDRESS: #UNASSIGNED LOT #: 0000

FINAL MASTER PLAN REVIEW FUD	2300.00	2300.00	.00
------------------------------	---------	---------	-----

TOTAL FEES DUE.....: 2300.00

AMOUNT RECEIVED.....: 2300.00

* DEPOSITS NON-REFUNDABLE *
 ** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: PLJ002	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000009245	
CASH/CHECK AMOUNTS....:	2300.00	
COLLECTED FROM:	COLONIAL PROPERTIES TRUST	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 -	4 - FINANCE



12-05500010 Z#2012-024
12-20500016 (FMP)
SEMINOLE COUNTY GROWTH MANAGEMENT
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET ROOM 2028
SANFORD, FL 32771
(407) 665-7441 PHONE (407) 665-7385 FAX
www.seminolecountyfl.gov/gm

APPLICANT INFORMATION

APPLICANT: Colonial Realty, LP	CONTACT: Ed Wright	
ADDRESS: 2101 6th Ave. North, Suite 750		
CITY: Birmingham	STATE: AL	ZIP: 35203
PHONE: 205-250-8765	FAX: 205-250-8890	EMAIL: ewright@colonialprop.com

CONSULTANT INFORMATION

ENGINEER/SURVEYOR: Bowyer-Singleton & Associates, Inc.	CONTACT: Nicole P. Stalder, P.E.	
ADDRESS: 520 South Magnolia Avenue		
CITY: Orlando	STATE: FL	ZIP: 32801
PHONE: 407-843-5120 ext. 3216	FAX: 407-649-8664	EMAIL: nstalder@bsa-civil.com

OWNER INFORMATION

IS OWNER'S AUTHORIZATION ATTACHED? YES ☒ NO ☐

OWNER: Same as Applicant.	CONTACT:	
ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	FAX:	EMAIL:

SUBDIVISION INFORMATION

PARCEL ID #: 31-19-30-300-0010-0000, and a portion of 31-19-30-509-0000-0090	
PROJECT NAME: Moreyra Colonial Village at Town Park PSP/FMP	
DESCRIPTION OF PROJECT: Multi-family apartments and commercial space	
LOCATION: East side of International Pkwy, South and West of SR 417	
NUMBER OF LOTS: 398	TOTAL ACREAGE: 25.21 Acres
ZONING: PUD	FUTURE LAND USE: HIP-TI

UTILITIES

WATER PROVIDER: Seminole County	SEWER PROVIDER: Seminole County	
IS PROPERTY SERVED BY WELL?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
IS PROPERTY SERVED BY SEPTIC?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	FEE ATTACHED: YES <input type="checkbox"/> NO <input type="checkbox"/>

ARBOR

ARE ANY TREES BEING REMOVED?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
ARBOR PERMIT APPLICATION ATTACHED:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	FEE ATTACHED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

Comments Due 9/19/12 Per T.W.

FEES

- ☐ **DEVELOPMENT PLAN** --- \$250.00 + \$5.00 PER LOT
- ☒ **PRELIMINARY PLAN** --- \$1,000.00 + \$15.00 PER LOT (\$2,270.00 MAXIMUM FEE)
- ☐ **FINAL ENGINEERING PLAN** --- \$3,500.00 + \$25.00 PER LOT (\$5,300.00 MAXIMUM FEE)
- ☐ **FINAL PLAT ASSOCIATED WITH FINAL ENGINEERING** --- \$200.00*

*A PLAT SUBMITTED AS A SEPARATE REVIEW FROM THE FINAL ENGINEERING REQUIRES A \$200.00 FEE FOR EACH SUBMITTAL

- ☐ **FINAL PLAT** --- (IF NO FINAL ENGINEERING IS REQUIRED) \$1,750.00 + \$25.00 PER LOT
- ☐ **MINOR PLAT** ---- \$1,000.00 + \$75.00 PER LOT (MAXIMUM 4 LOTS/RESIDENTIAL – MAXIMUM 2 LOTS/COMMERCIAL)

CONCURRENCY REVIEW MANAGEMENT SYSTEM: (Please check one.)

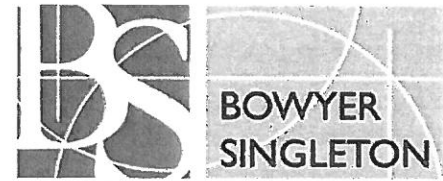
- ☐ I elect to defer the Concurrency Review determination for the above listed property until a point as late as Final Engineering Submittal. (Minor Plat and Final Engineering require Concurrency Test Review.) I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future.
- ☐ I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued and unexpired Certificate of Vesting or prior Concurrency determination as identified below: (Please attach a copy of the Certificate of Vesting or Prior Test/Concurrency Notice.)
Vesting Certificate/Test Notice Number: _____ Date issued: _____
- ☒ Concurrency Application and appropriate fee is attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the development order and full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management Monitoring System.

I understand that the application for subdivision plan review must include all required submittals as specified in Chapter 35, Part 4, of the Seminole County Land Development Code. Submission of incomplete plans may create delays in review and plan approval. The review fee provides for two plan reviews. Additional reviews will require an additional fee.

Applicant's Signature: Ed Wang Date: 8/10/12

OFFICIAL USE	
PROJECT #:	PLANNER ASSIGNED:

**MOREYA PROPERTY
PLANNED UNIT DEVELOPMENT
SEMINOLE COUNTY, FLORIDA**



I. LEGAL DESCRIPTION

See Exhibit "A"

II. STATEMENT OF BASIC FACTS

Total Acreage: 25.21

III. LAND USE SUMMARY TABLE

Lot	Land Use	Comparable County Zoning	Acres	Units	Net Density (max.)	FAR (max.)	Height (not to exceed)
1	Multi-Family	R-3	22.51	472	21.0		50'
2	Commercial	C-2	1.2			0.35	35'
3	Commercial	C-2	1.5			0.35	35'
Grand Total			25.21				

IV. BUILDING AND LOT INFORMATION

Building restrictions and criteria for development shall be in accordance with the Land Development Code of Seminole County in effect as of the date of this Agreement except as otherwise stated in this Agreement.

For Lot 1, building setback and height requirements shall be in accordance with the R-3 Zoning classification except as follows: the minimum setback from parking pavement/curb to the property line is 5', the minimum setback from a garage building to the property line is 5', the minimum setback from a Carriage Building to the property line is 10' and the minimum setback from an Apartment Building to the property line is 25'. Building and structure height for Lot 1 shall not exceed 50'.

For Lot 1 adjacent to Lots 2 and 3, the minimum setback from an Apartment Building or Carriage Building to the boundary of Lots 2 and 3 is 5'. For Lots 2 and 3, all setback and lot requirements shall be in accordance with the C-2 Zoning classification except for when adjacent to Lot 1, in which event the minimum building setback is 20'.

Property along the south perimeter shall have no minimum setback required from the parking lot. Property along the northern property line and eastern property line shall have a minimum setback of 5'.

The County and the Developer agree that all facilities constructed on the Moreya Property shall either be platted or receive complete site plan review, as appropriate, in accordance with the provisions of the Land Development Code and this Agreement.

V. LAND USES

The Moreya Property PUD will be developed as a mixed-use development which includes Multi-Family and Commercial uses. The definitions of these uses are defined as follows:

Multi-Family: A group of attached residential units located on a parcel, lot, or tract. Examples include, but are not limited to one-, two-, or three-story apartment buildings, carriage homes, townhouses and condominiums and their customary accessory and personal service uses. Multi-Family Uses may include attached or detached garages or dwelling units over parking. For the purposes of this PUD, Carriage Home shall be defined as two or more dwelling units over a garage.

Commercial: Retail sales centers allowing all permitted and conditional uses as listed in the C-2 (Retail Commercial District) zoning classification of the Seminole County Land Development Code with a maximum FAR of 0.35.

VI. VEHICLE AND PEDESTRIAN CIRCULATION

Sidewalks: A pedestrian circulation system will be provided, giving access to all portions of the development and connecting to existing sidewalks adjacent to the development.

Access: Access locations are limited to those indicated on the Preliminary Master Plan and include a right-in/right-out to each Lot from International Parkway.

VII. OFF-STREET PARKING

Parking requirements for Lot 1 shall be in accordance with the approved parking study included as Exhibit "B" and are as follows: an average of 1.8 spaces per dwelling unit, based on the required parking spaces per unit type shown below and the proposed mix of unit types. Parking stalls shall have a minimum width of 9' and a minimum length of 18'.

Unit Type	Required Parking
1 bedroom unit	1.5 spaces
2 bedroom unit	2.0 spaces
3 bedroom unit	2.5 spaces

Parking requirements for Commercial Land Uses shall be in accordance with the C-2 Zoning classification of the Land Development Code.

VIII. LANDSCAPING AND BUFFERING

Buffers and setbacks will be provided for in accordance with the setback requirements described in this Agreement and as depicted on the attached Exhibit "C."

IX. OPEN SPACE AND RECREATION

Common open space areas shall be provided at an overall minimum rate of 25% for the Planned Unit Development. Wet retention areas may be counted as open space if amenitized in accordance with the design criteria of Section 30.1344 of the Land Development Code. Maintenance of the open space shall be funded by one or more property owners' associations.

Use of common areas shall be limited to open space, recreational amenities, stormwater management and utility facilities serving all residents of the development.

Open space may also include indoor facilities serving as recreational amenities. Recreational amenities may include clubhouse, resort style pool, sun/shade deck, car care center, dog park, bike trail connection, children's tot lot, and other site amenities listed on the Preliminary Master Plan.

X. FACILITY COMMITMENTS

Road Improvements: All off-site transportation improvements required to be constructed by the Developer in connection herewith shall meet the Florida Department of Transportation "Green Book" standards or the most current acceptable standard. All streets within Moreya PUD shall be private and maintained by the Property Owners Association. All on-site transportation improvements shall meet the Land Development Code standards, except in the event of a conflict with on-site transportation design criteria set forth in this Agreement, in which event the Agreement shall control.

Drainage Recharge and Water Quality: Drainage, water recharge and water quality requirements shall be in accordance with the Master Drainage Plan to be approved by the County and the St. Johns River Water Management District (SJRWMD), and any amendments thereto. Stormwater detention ponds and manmade lakes shall be designed to serve as an open space amenity to the Project and shall have bank slopes that are consistent with St. Johns River Water Management District (SJRWMD) criteria. The maintenance berm will be 10' at 10:1 without fencing. Wet bottom pond design may allow 4:1 unfenced or 3:1 fenced.

Compensating Storage:

Water and Sewer Facility Commitments: All construction within the Moreya Property shall be served by central water and wastewater treatment facilities. Unless otherwise agreed by the Developer and the County, such water and wastewater treatment facilities shall be provided by Seminole County as determined by existing and proposed utility agreements.

XI. SIGNAGE

Point of Sales Signs: Unless otherwise provided for in this Agreement, all point-of-sale signage shall comply with the Land Development Code of Seminole County.

Identification Signs: In addition to signage permitted by the Land Development Code, Moreya Property shall install one identification sign, viewable from Interstate 4. The sign will be similar in quality to the identification signs located in Colonial Town Park and shall not exceed 30' in height, maximum width of 12', 100 square feet in signage per sign face, a maximum of 2 faces, and an enclosed base for entire width of sign.

Construction Signs: No more than two (2) signs denoting the owners, architect, engineer, financial institution, or contractor may be erected on a parcel, lot, or tract of land under construction. The total copy area of both signs shall not exceed 100 square feet.

Traffic Control Signs: Traffic control signs (including regulatory, warning, identification, information, etc.) shall be in accordance with the requirements of the Manual of Uniform Traffic Control Devices in color, size, and installation. The Developer may install traffic control signs on decorative sign supports that conform to the standards applicable to the development of the Moreya Property, provided they meet the breakaway standards for safety and are consistent with

generally acceptable engineering practices and standards. The Developer shall furnish and maintain, or cause the Moreya Property Owners Association to furnish and maintain the sign supports and mounting hardware for all traffic control signs. In the event of damage, the County will only replace supports with standard u-channel type support until such time as the Developer or the Moreya Property Owners Association shall install the decorative sign supports without cost to the County.

Unique Signs: Unique signs, including, but not limited to, pylons, neon, flower beds, clock towers, and sign/sculpture, shall be permitted in the Moreya PUD subject to review and approval by the Current Planning Manager. However, any unique sign design shall count toward the overall sign allotment for any parcel, lot or tract.

Sales Trailer Temporary Signs: A temporary sales trailer and temporary signage shall be allowed for a time period of 6 months for pre-leasing use prior to the Certificate of Occupancy for the Clubhouse building. At such time as the Clubhouse building has a Certificate of Occupancy, all leasing activities will move from the sales trailer and the trailer and associated signage will be removed from the property.

Prohibited Signs: Outdoor advertising billboards, advertising products or businesses not connected with the Moreya Property shall not be permitted.

XII. OTHER COMMITMENTS

Maintenance: The Moreya Property Owners Association will be established at the time of the recording of the first plat in the development. The Association will maintain all common areas within the development, including buffers, master stormwater management areas outside public rights-of-way, landscaping and irrigation, all open space, parks, and recreation facilities.

Land Development Code Contingency: Development with the Moreya Property shall be in accordance with the requirements of the Land Development Code except in the event of a conflict between the Land Development Code and this Agreement, in which event this Agreement shall control.

EXHIBIT A

MOREYA PUD LEGAL DESCRIPTION

MOREYA PUD
LEGAL DESCRIPTION

A PORTION OF LOT 9, COLONIAL TOWNPARK REPLAT AS RECORDED IN PLAT BOOK 76, PAGES 42-49, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST LYING EAST OF INTERNATIONAL PARKWAY, SOUTH OF THE STATE ROAD 417/INTERNATIONAL PARKWAY INTERCHANGE AND WEST OF STATE ROAD 400 (INTERSTATE 4) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

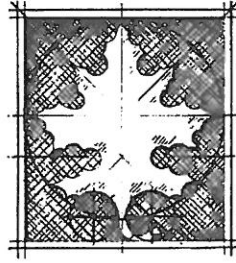
COMMENCE AT SOUTHEAST CORNER OF LOT 9 OF SAID COLONIAL TOWNPARK REPLAT; THENCE RUN N00°08'14" W ALONG THE EAST LINE OF SAID LOT 9, A DISTANCE OF 150.98 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE RUN N90°00'00"W, A DISTANCE OF 53.38 FEET; THENCE RUN S00°00'00" W, A DISTANCE OF 15.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 10.00 FEET AND A CENTRAL ANGLE OF 90°00'00" ; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY; THENCE RUN N90°00'00" W, A DISTANCE OF 155.18 FEET TO THE WEST LINE OF SAID LOT 9; THENCE RUN THE FOLLOWING FIVE (5) COURSES ALONG SAID WEST LINE OF LOT 9; THENCE N00°00' 00" W, A DISTANCE OF 160.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 102.00 FEET AND A CENTRAL ANGLE OF 86°19'18" ; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 153.67 FEET TO THE END OF SAID CURVE AND A POINT OF NON-TANGENCY; THENCE RUN N84°10'13" W, A DISTANCE OF 159.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 573.00 FEET, A CENTRAL ANGLE OF 02°56'43" , A CHORD BEARING OF N87°47'40" W AND A CHORD DISTANCE OF 29.45 FEET; THENCE FROM A TANGENT BEARING OF N86°19'18" W, RUN WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 29.46 FEET TO THE END OF SAID CURVE; THENCE RUN N00°21'57" W, A DISTANCE OF 373.14 FEET TO THE NORTHWEST CORNER OF SAID LOT 9; SAID POINT ALSO BEING ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE DEPARTING SAID WEST LINE OF LOT 9, RUN S89°38'03" W ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 31 AND THE NORTH LINE OF TRACTS H, I AND LOT 8 OF THE AFOREMENTIONED COLONIAL TOWNPARK REPLAT, A DISTANCE OF 812.05 FEET TO THE NORTHWEST CORNER OF SAID LOT 8; SAID POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF INTERNATIONAL PARKWAY (140' RIGHT OF WAY) PER OFFICIAL RECORDS BOOK 2756, PAGE 1090 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND BEING ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1502.39 FEET, A CENTRAL ANGLE OF 17°00'34" , A CHORD BEARING OF N31°00'51" E AND A CHORD DISTANCE OF 444.38 FEET; THENCE DEPARTING THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 31, FROM A TANGENT BEARING OF N39°31'08" E, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 446.02 FEET TO A POINT ON THE SOUTHERLY LIMITED ACCESS RIGHT OF WAY OF STATE ROAD 417 PER FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION 77470, DATED AUGUST OF 2009; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY OF INTERNATIONAL PARKWAY, RUN THE FOLLOWING EIGHT (8) COURSES ALONG SAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY AS FOLLOWS: S67°29'25" E, A DISTANCE OF 5.82 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1508.39 FEET, A CENTRAL ANGLE OF 04°42'44" , A CHORD BEARING OF N20°09'13" E AND A CHORD DISTANCE OF 124.02 FEET; THENCE FROM A TANGENT BEARING OF N22°30'35" E, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 124.06 FEET TO A POINT OF TANGENCY; THENCE RUN N17°47'51" E, A DISTANCE OF 118.22 FEET; THENCE RUN N40°40'32" E, A DISTANCE OF 13.03 FEET; THENCE RUN N85°39'28" E, A DISTANCE OF 186.21 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2192.64 FEET AND A CENTRAL ANGLE OF 10°58'03" ; THENCE RUN EASTERLY ALONG THE ARC

OF SAID CURVE A DISTANCE OF 419.71 FEET TO A POINT OF TANGENCY; THENCE RUN S83°22'29" E, A DISTANCE OF 240.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1196.00 FEET AND A CENTRAL ANGLE OF 20°31'36" ; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 428.47 FEET TO THE WESTERLY LIMITED ACCESS RIGHT OF WAY OF STATE ROAD 400 (INTERSTATE 4) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 77160, DATED MARCH OF 2007; SAID POINT LYING ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 647.31 FEET, A CENTRAL ANGLE OF 50°28'14" , A CHORD BEARING OF S03°13'59" W AND A CHORD DISTANCE OF 551.94 FEET; THENCE DEPARTING SAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY OF STATE ROAD 417 FROM A TANGENT BEARING OF S28°28'06" W, RUN SOUTHERLY ALONG SAID WESTERLY LIMITED ACCESS RIGHT OF WAY OF STATE ROAD 400 AND THE ARC OF SAID CURVE, A DISTANCE OF 570.20 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES: THENCE S22°00'08" E, A DISTANCE OF 66.24 FEET TO THE AFOREMENTIONED SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 31; THENCE RUN S89°38'03" W, ALONG SAID SOUTH LINE AND SAID WESTERLY LIMITED ACCESS RIGHT OF WAY, A DISTANCE OF 127.25 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED LOT 9, COLONIAL TOWNPARK REPLAT; THENCE CONTINUE S25°31'56" W ALONG SAID WESTERLY RIGHT OF WAY AND THE EAST LINE OF LOT 9, COLONIAL TOWNPARK REPLAT, A DISTANCE OF 325.99 FEET; THENCE RUN S00°08'14" E, ALONG SAID WESTERLY RIGHT OF WAY AND THE EAST LINE OF SAID LOT 9, A DISTANCE OF 337.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,098,300.66 SQUARE FEET OR 25.21 ACRES MORE OR LESS.

EXHIBIT B

COLONIAL APARTMENT PARKING STUDY



DIX LATHROP
AND ASSOCIATES, INC.

Project: Colonial Grand at Moreya

Date: August 1, 2012

RE: Colonial Apartment Parking Study

The attached parking study was performed on three Colonial apartment communities in Seminole County, Florida. We wanted to determine what ratio of parking spaces is actually utilized during a time of day when seemingly, the most cars would be present.

We were given up-to-date occupancy information for each of the three sites. That occupancy ranged from 93% to 94%. The data was collected early Saturday and Sunday mornings by visiting the sites and counting spaces that were occupied. We then compared the spaces that were being utilized to the spaces that were provided for the sites. Detailed comparisons are included on the pages that follow. Here is a brief summary:

Colonial Grand at Town Park (456 Units)

965 spaces provided / 645 spaces utilized

2.1 spaces per unit provided / 1.5 spaces per unit provided

Colonial Village at Twin Lakes (460 Units)

928 spaces provided / 628 spaces utilized

2.0 spaces per unit provided / 1.5 spaces per unit provided

Colonial Grand at Heathrow (312 Units)

696 spaces provided / 420 spaces utilized

2.2 spaces per unit provided / 1.4 spaces per unit provided

The data showed that at a time when the most cars were present on site, the parking spaces being utilized were 1.4 – 1.5 spaces per unit instead of the 2.0 – 2.2 spaces per unit being provided.

T. Blake Gunnels

Dix.Lathrop & Associates, Inc.

Colonial Parking Study

Site: **Colonial Grand at Town Park** - Saturday Sept. 25, 2010 - 7:00am

Total Units	456
1 Bedroom	116
2 Bedroom	274
3 Bedroom	66

Current Occupancy Rate	95%
1 Bedroom	110
2 Bedroom	260
3 Bedroom	63

Parking Spaces	Provided:	Used:
Tandem	76	35
Garage		
Detached	68	57
Attached	88	88
Surface	733	465

Parking Ratio	2.1 Spaces	1.5 Spaces
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Percentage of Garages	16%
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Surface Spaces being Used	67%
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* The parking study was based on property management's direction that the parking concentration is highest on Saturday and Sunday mornings.

Colonial Parking Study

Site: **Colonial Village at Twin Lakes**, Saturday Sept. 25, 2010 - 6:30am

Total Units	460
1 Bedroom	144
2 Bedroom	236
3 Bedroom	80

Current Occupancy Rate	93%
1 Bedroom	132
2 Bedroom	221
3 Bedroom	73

Parking Spaces	Provided:	Used:
Tandem	0	0
Garage		
Detached	72	64
Attached	0	0
Surface	856	564

Parking Ratio	2.0 Spaces	1.5 Spaces
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Percentage of Garages	8%
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Surface Spaces being Used	68%
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* The parking study was based on property management's direction that the parking concentration is highest on Saturday and Sunday mornings.

Colonial Parking Study

Site: **Colonial Grand at Heathrow**, Saturday Sept. 25, 2010 - 7:30am

Total Units	312
1 Bedroom	104
2 Bedroom	152
3 Bedroom	56

Current Occupancy Rate	94%
1 Bedroom	100
2 Bedroom	140
3 Bedroom	54

Parking Spaces	Provided:	Used:
Tandem	0	0
Garage		
Detached	60	55
Attached	0	0
Surface	636	365

Parking Ratio	2.2 Spaces	1.4 Spaces
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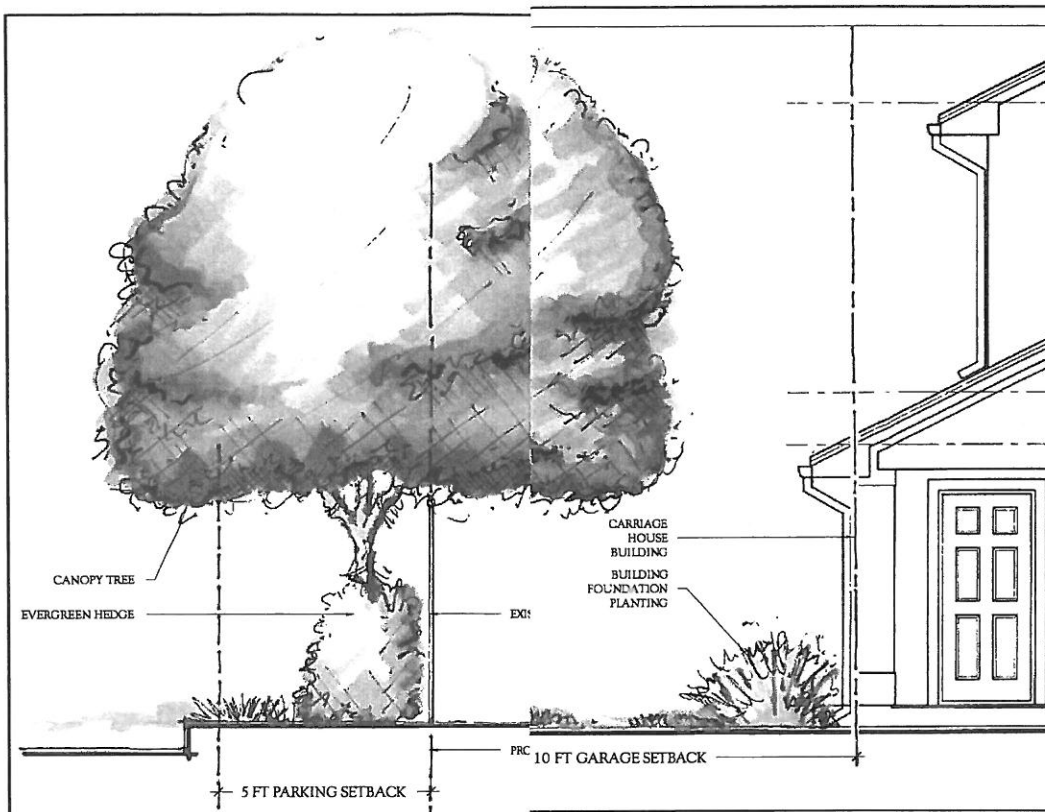
Percentage of Garages	9%
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Surface Spaces being Used	60%
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* The parking study was based on property management's direction that the parking concentration is highest on Saturday and Sunday mornings.

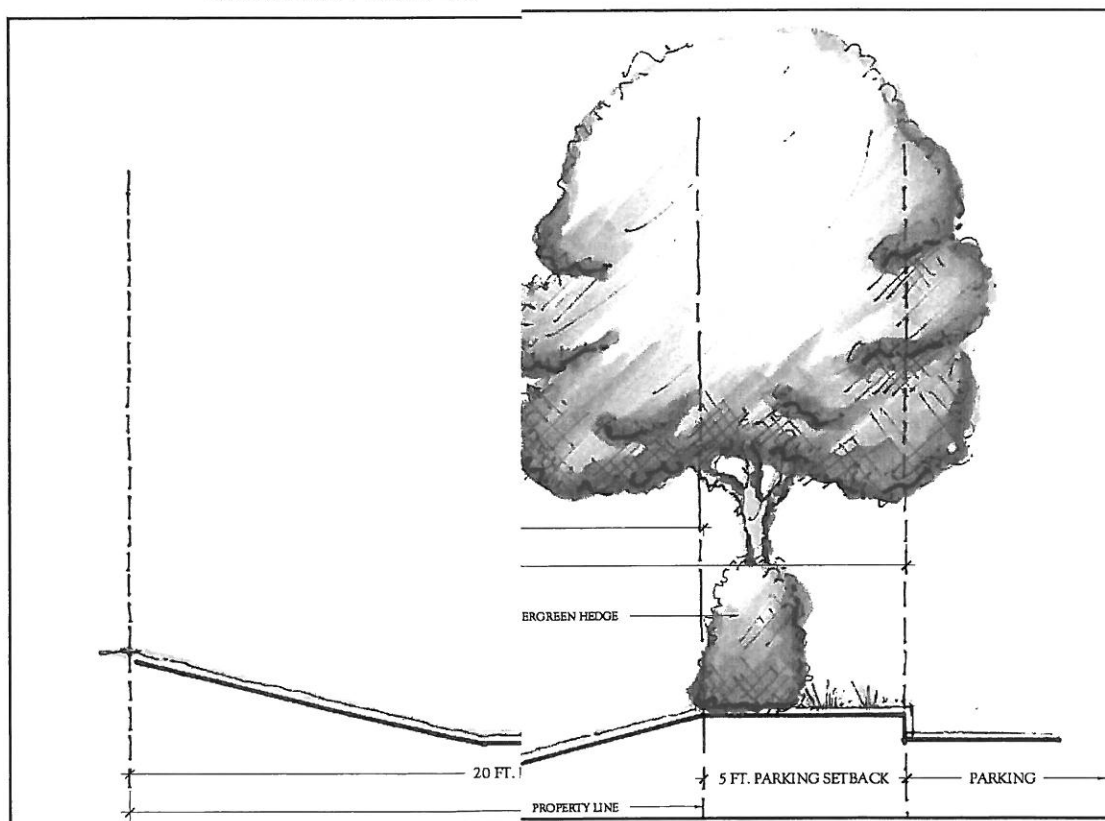
EXHIBIT C

BUFFER SECTIONS



PARKING BUFFER
SECTION A-A1 + SCALE: 1/2" = 1'-0"

GE HOUSE BUFFER
ON C-C1 + SCALE: 1/2" = 1'-0"



OUTRINKING BUFFER
SCALE: 1/2" = 1'-0"

August 14, 2012

MOREYA PLANNED UNIT DEVELOPMENT JUSTIFICATION STATEMENT

Colonial Realty, LP (Colonial) is proposing Moreya Planned Unit Development (the Property), a 472 unit multi-family development with two commercial outparcels on approximately 25 acres located immediately north of the existing Colonial Town Park Development of Regional Impact (DRI). The Property is designated Higher Intensity Planned Development – Target Industry (HIP-TI) on the Seminole County Future Land Use Map, and the property will be rezoned to Planned Unit Development. Pursuant to the County's Comprehensive Plan, the HIP-TI future land use designation is meant to support a mixture of uses and combat urban sprawl by clustering economic development activities along growth corridors and near the regional road network. Housing is a key component in the HIP-TI mixture of uses and is meant to support the target industries by providing residential development in close proximity to the target industry employment centers. The residential uses should be functionally and physically integrated into projects, meaning they should support development, be located in close proximity and be linked to the non-residential portions of the development by internal mobility options.

There is a need for additional housing in the area to support the employment center that has developed in Colonial Town Park. In response, Colonial is proposing a high quality, multi-family residential development. The Moreya PUD project supports the goals of the County's HIP-TI future land use designation by providing needed ancillary housing on property that abuts the existing Colonial Town Park project. Colonial Town Park is a 171 acre mixed-use project that primarily offers target industry office space, as well as ancillary retail, including restaurants, shops, a movie theater, hotel rooms, banks and a grocery store. The Moreya PUD multi-family project will be functionally and physically integrated into the larger Colonial Town Park development by virtue of its location, which abuts Colonial Town Park, and through its direct vehicular and pedestrian connections that are proposed from the multi-family project that will tie into the existing roadways and sidewalks within Colonial Town Park. The Moreya PUD will also include two commercial outparcels that will offer additional ancillary retail to support the Colonial Town Park target industries and proposed residential units. Furthermore, because the proposed project supports Colonial Town Park, it should be considered in conjunction with the existing project; therefore meeting the County's HIP-TI Comprehensive Plan requirement that residential uses which are part of a mixed-use project represent less than 50% of the total square footage of such project.

**SEMINOLE COUNTY APPLICANT AUTHORIZATION FORM
(ORIGINAL ONLY)**

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchaser (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I Ed Wright, the fee simple owner of the following
(Owner's Name)

described property (Provide Legal Description or Tax Parcel ID Number(s)) Please see attached
Legal Description.

hereby affirm that Nicole P. Stalder, P.E. and
M. Scott Stearns, P.E. is hereby designated to act as my / our
authorized agent for the filing of the attached application for:

CIRCLE ONE: ~~Development Plan, Special Exception, Variance, Vacate, Special Event Permit, Temporary Use Permit,~~
~~Arbor Permit.~~ PUD Rezoning, Preliminary Master Plan,
Final Master Plan, Preliminary Subdivision Plan
and make binding statements and commitments regarding the request.

Ed Wright

Owner's Signature

I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become part of the Official Records of Seminole County, Florida and are not returnable.

SWORN TO AND SUBSCRIBED before me this 10th day of August, 2012.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County ^{of ALABAMA AND JEFFERSON} ~~aforesaid~~ to take acknowledgments, personally appeared Ed Wright, who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument and sworn an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 10th day of August, 2012.



Stephanie Baine
Notary Public in and for the County and State
Aforementioned Jefferson ALABAMA

My Commission Expires: July 26, 2013